

Chapter 16 - New Construction & Rehabilitation Standards

A. New Construction

The following outlines the requirements for awards involving new construction or acquisition only.

1. Housing that is constructed with HOME/CDBG funds must meet the stricter of the Indiana State Building Code or local building code.
2. All HOME/CDBG housing must meet the accessibility requirements of 24 CFR Part 8 (for further guidance, see the Accessibility Requirements chapter of this manual).
3. Recipients of HOME awards must meet the energy efficiency requirements in the current edition of the Indiana Conservation Code published by the International Code Council.
4. In general, we will also look at the health and safety of each unit.

B. Rehabilitation

All HOME/CDBG units to be rehabilitated must comply with the stricter of IHFA's Rehabilitation Standards, Indiana State Building Code and local building code. In developing your work specifications and the completion of the rehabilitation work, you must follow the IHFA rehabilitation standards. IHFA rehabilitation standards are the guide that must be utilized, however, if your local code is more stringent then it must be adhered to. Any questions regarding the standards should be directed to the IHFA Compliance Inspector. Additionally, we will also look at the health and safety of each unit.

C. Physical Inspections

All HOME/CDBG units will be inspected twice during the award period. The first inspection will be at either 50% of funds drawn or half way through the award time frame; whichever occurs first. The second inspection will be conducted upon completion of the construction for the award. The physical inspections will be conducted by the IHFA Compliance Inspector. Prior to inspection, the Compliance inspector will schedule a time to visit the properties and you are responsible for making arrangements with any owners/tenants of the properties.

At the time of physical inspection, the following must be available:

1. **Work Write-up:** A complete and detailed work write-up outlining the specifics to be completed in each unit. The work write-up must be specific to that unit and outline work to be completed in each room of that unit. For new construction, a listing of the work completed to date will suffice. A copy of this information should be given to the Compliance Inspector upon arrival.

For example: Electrical Work: Replace outlets in the kitchen and bathroom with GFCI outlets. Replace main electrical panel located in laundry room with a new 100 amp, 16 circuit breaker panel. Add 2 additional outlets in each bedroom, and 2 additional outlets in living room.

2. **Access to all units:** Access to all the units scheduled to be inspected that day. This may require a staff person of either the recipient, subrecipient, or administrator to be present when inspecting the units.

D. Exhibits

- A IHFA Rehabilitation Standards